

## 8 Townhead, Kirkintilloch, Glasgow, , G66 1NL

- Great Location
- One Double Bedroom
- Located on the First Floor
- Private Store Cupboard

CODA Estates presents this well maintained one bedroom, first floor apartment to the market. The property is centrally located, near to all amenities and transportation links. Ideal for first time buyers/investors or those down sizing in the area, early viewing is imperative. EER - D

OFFERS OVER

# £57,000





## PROPERTY DESCRIPTION

New to the market is this well presented first floor flat. Located within Kirkintilloch centre, the property is perfectly situated for all local amenities.

Accessed via the communal secure door entry system the property is located on the first floor and benefits from sole use of a larger store cupboard on the landing. The apartment comprises of reception hall which leads through to the open plan lounge and kitchen area. The bedroom is a good sized double room, with built in wardrobes and window to the front. The bathroom benefits from an over the bath electric shower also.

The property also boasts, GCH, DG, well maintained communal areas and drying area to the rear.

### Room Dimensions

Entrance Hall -

Lounge/Kitchen -

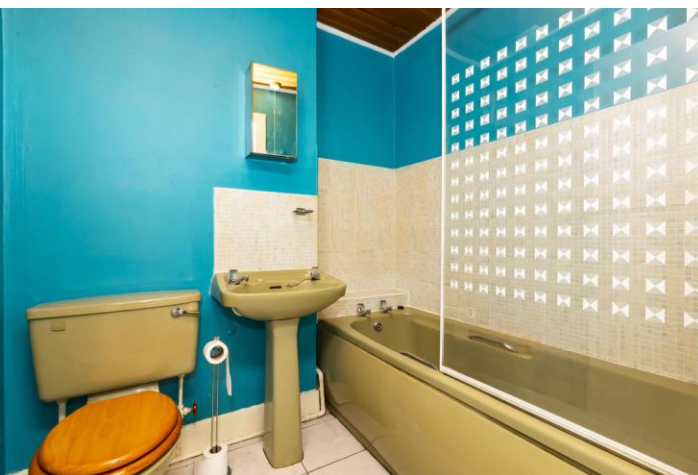
Bedroom 1 -

Bathroom -

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / childrens pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie.

Schooling at both primary and secondary level are close by.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and



Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

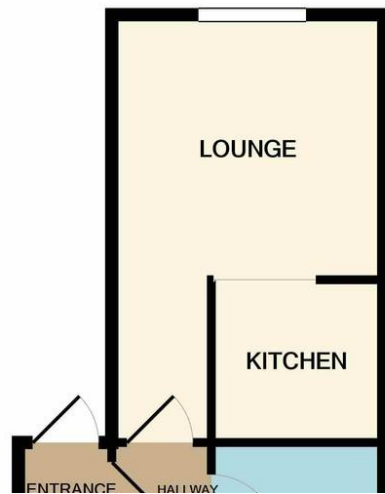
Home Report: Available upon request.

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Viewings: Arranged by appointment.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

# FLOORPLAN



[www.codaestates.com](http://www.codaestates.com)

Tel: 0141 775 1050 Email: [enquiries@codaestates.co.uk](mailto:enquiries@codaestates.co.uk)

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements